



OTTAWA-CARLETON DISTRICT SCHOOL BOARD



KEY PLAN

APPROVED REFUSED

DATE _____

Xxxx Xxxx, P. Eng., Manager Development Review,
Suburban Services

3		
2		
1	ISSUED FOR SITE PLAN CONTROL	27JUN22
no.	revision	date

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	11A MINOR INSTITUTIONAL ZONE	SCHOOL, DAY CARE
MIN. LOT WIDTH	15.0 m	136.36 m
MIN. LOT AREA	400 m ²	28,365 m ² (± 7 Acres)
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	66 m
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	n/a
MIN. CORNER SIDE YARD SETBACK	4.5 m	5 m
MAX. BUILDING HEIGHT	15.0 m	8.5 m
MAX. FLOOR SPACE INDEX	1.0	0.15
MIN. WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m	> 3m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 100+ SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 3 m	ABUTTING A STREET 3 m NOT ABUTTING A STREET 3 m
PRIVATE APPROACH PROVISIONS: DISTANCE BETWEEN A TWO WAY PRIVATE APPROACH AND ANY OTHER PRIVATE APPROACH	15.0 m, AS PER OTTAWA BY-LAW 2003-447, ITEM 122 (1), FOR A PARKING AREA WITH A CAPACITY OF 101-133 SPACES, 5 BARRIER FREE ACCESSIBLE SPACES ARE REQUIRED	24.0 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	2.6m WIDTH x 6.7m LENGTH
ACCESSIBLE PARKING SPACE	3.66m WIDTH x 5.2m LENGTH	3.66m WIDTH x 5.2m LENGTH
PARKING REQUIREMENTS	ELEMENTARY SCHOOL: 1.5 PARKING SPACES/CLASSROOM AS FOLLOWS: 20 CLASSROOMS x 1.5 = 30 SPACES 7 KINDERGARTEN x 1.5 = 11 SPACES 18 FUTURE PORTABLES = 27 SPACES DAYCARE 2/100 sqm = 8 SPACES	101 PARKING SPACES
	TOTAL REQ'D = 76 PARKING SPACES	
BARRIER FREE ACCESSIBLE	AS PER OTTAWA TRAFFIC & PARKING BY-LAW 2003-530, PART 'C', ITEM 122 (1), FOR A PARKING AREA WITH A CAPACITY OF 101-133 SPACES, 5 BARRIER FREE ACCESSIBLE SPACES ARE REQUIRED	5 ACCESSIBLE PARKING SPACES
LOADING SPACES	1 per 2,000 m ² - 4,999 m ² OF G.F.A.	4,441 m ² G.F.A. = 1 SPACE
BICYCLE PARKING RATE	1 per 100m ² OF G.F.A.	56 BICYCLE SPACES
MAX. NUMBER OF PRIVATE APPROACH ALLOWED:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (i)(iv), ONE TWO-WAY APPROACH AND TWO ONE-WAY APPROACH OR TWO TWO-WAY APPROACHES ARE PERMITTED.	1 - TWO-WAY APPROACH 1 - ONE-WAY APPROACH BUS LAY-BY LANE
MIN DISTANCE BETWEEN THE PRIVATE APPROACH & ROADWAY AND OTHER PRIVATE APPROACHES:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (iv), REQUIRED 18m CLEARANCE BETWEEN A PRIVATE APPROACH AND THE INTERSECTION, REQUIRED 15m CLEARANCE BETWEEN PRIVATE APPROACHES.	

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
GROUP A, DIVISION 2, SPRINKLERED, TWO STOREY (3.2.2.24)

BUILDING STATISTICS:
SCHOOL AREA (FOOTPRINT): 3529 sq.m.
DAY CARE AREA (FOOTPRINT): 363 sq.m.
SCHOOL ZONING GFA: 4174 sq.m.
DAY CARE ZONING GFA: 267 sq.m.
SCHOOL NUMBER OF STOREYS: 2
DAY CARE NUMBER OF STOREYS: 1
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: NON-COMB.
FLOOR ASSEMBLY & F.R.R.: 1 HOUR

TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN, PLAN OF BLOCK 223, REGISTERED PLAN 4M-1617, CITY OF OTTAWA

PREPARED BY FARLE Y. SMITH & DENIS SURVEYING LTD, APRIL 12, 2022

LEGENDS

- SIGNAGE LEGEND:**
- NO TRESPASSING
 - FIRE ROUTE
 - HANDICAP PARKING
 - ONE WAY
 - DROP OFF ONLY
 - VISITOR PARKING
 - STAFF PARKING
 - TEMPORARY PARKING
 - SCHOOL SIGN

SYMBOL LEGEND:

- EXISTING FIRE HYDRANT
- FLAG POLE
- EXISTING LIGHT STANDARD
- RELOCATED EXISTING LIGHT STANDARD
- LS LIGHT STANDARD - SEE ELECTRICAL
- EXISTING CATCH BASIN
- CATCH BASIN - SEE CIVIL
- CATCH BASIN/MANHOLE - SEE CIVIL
- STORM MANHOLE - SEE CIVIL
- BUILDING ENTRANCE/EXIT
- EXISTING TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- NEW DEPRESSED CURB
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE

1 SITE PLAN SCALE 1:400

